Rice Chamberlains
ESTATE AGENTS LLP



Bucknall Court, Wake Green Park

Moseley, Birmingham, B13 9XR

Offers In The Region Of £130,000

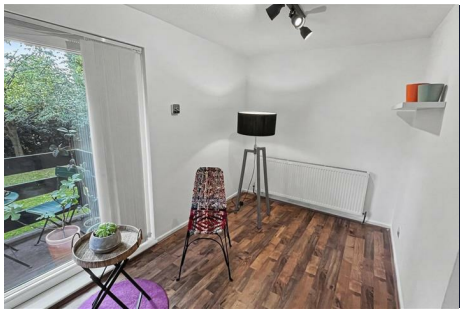
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****FIRST FLOOR ONE FLAT IN THE POPULAR WAKE GREEN PARK IN MOSELEY WITH AN EXTENDED LEASE AND OFFERING NO UPWARD CHAIN!! ** Lovely one bedroom first floor flat located on the ever popular Wake Green Park in Moseley. Providing good access to nearby Moseley Village with all of its associated amenities including cafes, bars, restaurants and shopping facilities and being close to local transport links into the City Centre via Moseley Train Station. The property benefits from double glazing and central heating and the accommodation on offer briefly comprises; communal grounds, entrance hallway, living room with dining space with patio doors leading to balcony overlooking communal gardens, kitchen, bedroom and bathroom. Energy Efficiency Rating TBC. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley branch or alternatively please visit our website for further information.**





Approach
Approach this first floor one bedroom property via a communal front entrance door with communal parking area and leading to wooden front entry door opening into communal hallway with stairs giving rise to the second floor landing with wooden front entry door opening into:

Hallway
With wooden flooring, central heating radiator, door opening into storage cupboard, ceiling light point and further doors opening into:

Living Room
max 10'6" x max 18'5" (max 3.218 x max 5.623)
With continued wooden flooring, central heating radiator, double glazed patio door giving access to the balcony which overlooking the communal gardens, two ceiling light point and door opens into:

Kitchen
max 8'3" x 9'8" (max 2.540 x 2.964)
With central heating radiator, tiling to flooring, cream wall and base units with wooden effect work surfaces over incorporating one and a half bowl sink and drainer with hot and cold mixer tap, cupboard housing the 'Worcester' combi boiler, space for washing machine and fridge freezer, built-in gas 'Limona' hob with extractor over and oven, double glazed window to the side aspect, tiling to splash backs, central heating radiator and ceiling light point.

Bedroom
9'8" x 13'1" (2.953 x 3.993)
With double glazed window to the side aspect, ceiling light point, door opening into useful storage cupboard and central heating radiator.

Bathroom
6'6" x 6'2" (1.995 x 1.903)
With tiled flooring, tiled walls, wall mounted extractor fan, ceiling light point, panel bath with mixer tap over and Triton shower over, sink in vanity unit with mixer tap and low flush WC.

Garage
Has not been inspected and located Located in a separate block with a metal up and over door.

Communal Gardens
The well manicured and secure communal gardens are laid mainly to mature lawned areas with selections of mature hedgerows, trees, plants, shrubs and foliage.

Tenure
We have been informed by our vendors the property is leasehold and that the lease term remaining is approximately 998 years, the ground rent is a

peppercorn amount and the service charges are approximately £2,089.90 per annum (subject to confirmation from your legal representative).

Council Tax Band

According to the Direct Gov website the Council Tax Band for Bucknall Court, Wake Green Park, Birmingham, B13 9XR, is band A and the annual Council Tax amount is approximately £1,568.78, subject to confirmation from your legal representative.

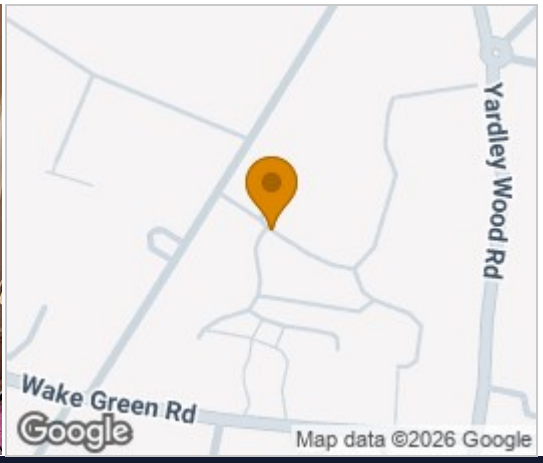














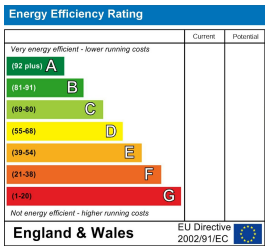
Floor Plan

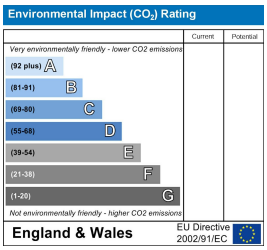


Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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